

DISTRICT VI ADVISORY BOARD

Minutes

Monday
March 7, 2005
7:00 p.m.

Evergreen Recreation Center
2700 N. Woodland
Lounge Clubroom

The District VI Advisory Board Meeting was held at 7:00 PM at Evergreen Recreation club lounge room. In attendance were the District VI City Council Member, nine (9) District Advisory Board Members, one (1) youth member, seven (7) city staff, and () Citizens. Approximately xx signed in.

Members Present

Maurine Willis
Rosalie Bradley
Bickley Foster
Sandra Whittington
Dick Rumsey
Linda Matney
Jaya Escobar
Marsha Carr
Paul Daemen
Garrett Harmon-Y

Member Absent

Bob Schreck
Gil Guterrez
Brittany Hernandez-Y

Guests

Listed at the end

Staff

Scott Wadle, Planner
Steve Palmer W&S
Terri Dozal, NA
David Warren, Director
Don Kirkland, W&S
Jade Dundas, W&S
Mark Stanberry, Housing

Council Member Fearey called the meeting to order at 7:00 p.m. and welcomed guests. DAB Members were asked to introduce themselves and state their representation on the board.

Approval of Minutes

Minutes for February 7, 2005 were approved with the following amendments: one spelling error and on page 5 **Member Foster** asked for some form of written document explaining about what the DAB is and for members to hand out when needed. **(Matney/Wills 9-0)**

Approval of Agenda

The agenda was approved as submitted. **(Willis/ Matney 9-0)**

Public Agenda

1. **Scheduled items – none**
2. **Off-agenda items- none**

Staff presentations

3. **Community Police Report-** No report was given.

4. **Community Advisory Council Appointments**

Lynne Tadlock from the Community Council on Homeless Advocacy (**CCHA**) spoke about the advisory group's need for subcommittee members. The council provides leadership and advocacy on behalf of the homeless population for Wichita/Sedgwick County and also oversees the annual Continuum of Care application for federal funding to support programs that serve the homeless, and provides input in the allocation decisions for the City's annual Emergency Shelter Grant. *Ms. Tadlock* asked if any DAB members would be interested in serving on the subcommittee. It will be an opportunity for you to make a difference.

Council Member Fearey said if anyone was interested they could contact the neighborhood assistant. **Members Jaya Escobar** and **Paul Daemen** volunteered to serve

***** **Action Taken:** Jaya Escobar and Paul Daemen volunteered to serve on the Community Council for Homeless Advocacy representing DAB VI.

Planning

5. **ZON2005-00004** On Monday, March 7, 2005 the *District VI Advisory Board (DAB)* considered a Zone change from “SF-5” Single-Family Residential to “OW” Office Warehouse North of Central and East of McComas.

The DAB Members were provided the public notice and MAPD staff comments for review prior to the meeting. **Jess McNeely**, Planner presented the case background and reviewed the staff recommendation with members and the public.

Agent Don Kimble, for the applicant said this site is not working as residential use and the buyer is willing to meet all requirements except the 25-ft setback, which is required by the Unified Zoning Codes. OCI department labeled the construction sales and service accurately, which is noted in the staff report. The proposed site is vacant now due to loud noise and the inability to use the driveway. We are looking at a 30x50 ft. garage/office building to use in this request.

The DAB members’ concerns/comments were: 1) the mention of warehousing in the staff report, what do you mean; 2) Will the east side be part of the structure. Responses were given to the inquiries.

One public member spoke stating she has lived in the area for 39 years and is proud of her neighborhood saying we take care of our streets. This type of business is not consistent with what is there now. I hope for a better resolution and want you to know we are opposed.

***** **Action Taken:** Motion to **DENY** (9-0 Foster/Whittington) zone change request based on staff recommendation.

6. **Proposed Amendments to the Wichita-Sedgwick County Comprehensive Plan**

Scott Wadle, Planning department discussed the proposed new objectives/strategies of the plan including our water supply, flooding and economic issues. *Wadle* said the department was seeking approval for three-parts to the plan. They are text changes, the map for the 2030 Wichita Functional Land Use Guide Map and the Wichita/Small Cities 2030 Urban Service Areas Map.

Member Foster stated he would abstain from discussion on this topic due to a conflict of interest since he has participated in land use advising for most of the small cities involved in this plan.

The following are comments/concerns/questions of DAB members: *Responses in Italics*

- What is the purpose of the Comprehensive Plan? If you have a plan people will follow it
- Why are we being asked to approve or disapprove the maps when we don’t know enough about them. I can approve this text and the maps may be fine but I don’t know enough about them.
- What difference does it make if it’s only a guide.
- Where will zoning be permitted?

- Why can't we wait until the future, why do we need to do this now. *Every five (5) years we need to review and approve amendments/changes.*
- Is this a map that shows what is in place? *We try to figure out which City develops where and the land uses. Urban growth boundaries considered for 2030 and the market forces will help to decide future development.*
- Am I hearing you right saying this is a guiding tool to see 35 years into the future? *Yes, it's a work in process.*

Council Member Fearey asked what if the DAB were to agree/approve the amendments now can the language be cleaned up at a later date? **Wadle** answered he was proposing for a re-write to the plan. **Fearey** asked when is this going to City Council or MAPC? About April 1ST

***** **Action Taken:** Motion to approve the proposed amendments to the Wichita-Sedgwick County Comprehensive Plan (**Daemen/Escobar 5-3/ Whittington, Rumsey, Bradley and 1 Abstain/Foster**)

Housing

7. Request for Resolution of Support for Application for Low-Income Housing Tax Credits (Old English Court Apartments)

Mark Stanberry, Housing/Community Services staff presented a request received from Transitional Residence Company, LLC (TRC), for a City Council resolution of support for its application for Low-Income Housing Tax Credits in connection with the renovation/redevelopment of the Old English Court Apartments, located at 1156 N. Emporia. **Stanberry** continued saying the City has a policy where tax credit requests be reviewed by DAB and then gave a description on what the tenants would need to be eligible to qualify.

Grant Geaudrow, applicant stated this very worthwhile project was to assist single working mothers. The project will consist of 36 new units. We are currently working on parking and the design but we had to put design on paper to get to the State to apply for the tax credits. This design will be to integrate an old building into some very nice apartments, there are two houses on the south side of the project that will also be renovated. **Geaudrow** continued saying he had already presented at Midtown Citizens Association.

Questions/concerns/comments asked of Mr. **Geaudrow**: *Responses in Italics*

- What is the current use of the neighborhood? *Residential, two churches and Via Christi Medical Center. Via Christi has employees who may possibly want to rent the units.*
- There will be 36 parking stalls ? *Yes-36 is required by code.*
- Will you have 3 bedroom units available? *Yes*

Geaudrow stated he might have to look into vacating alley properties to allow for more parking, possibly some residents will not have cars so they may not need parking.

- Are the 24 apts. occupied now? *At this time only five (5) are occupied and the rest are inhabitable*
- Will the present five (5) residents be able to return to the apts after rehabilitation? *Yes, although income guidelines will have to be followed.*
- Is this area zoned for this? *Yes*
- Are you targeting Employees from Via Christi? *Yes*
- I like the amounts of rent noted as reasonable. Very good plan
- Would tenants come from the area and outside of area? *Yes, both.*

Richard Jansen, resident of 1227 N. St. Francis said 11th street is narrow and will not get cars parked in alley. Some large homes recently renovated in this area, will this project lower their property value? *No it should increase the value as previous tenants were drug dealers and prostitutes. We will clean up the area and this management company will not allow drugs.*

Member Foster discussed the min. wage is \$ 5.15/hr. and does not allow people to live comfortably. **Member Escobar** said she has done home visits in that complex and the apartments are terrible. We don't have enough low-income housing so it's better those apartments be renovated. **Member Daemen** included \$75-80,000 apartment value. These units are not low income. **Member Carr** finished with any renovation will improve the area, a big improvement.

*******Action Taken:** Motion to approve Tax Credits include try to get more parking along with providing assistance for relocating the current tenants. (**Willis/Matney 9-0**)

Water & Sewer

8. Sewage Treatment Siting Study review and information of Public Fair

David Warren, Water/Sewer Department Director began with a power point presentation to show the technical review of the potential sites for the sewage treatment plant near Brooks Landfill. **Warren** went over the analysis used by the site selection committee explaining the criteria used.

Questions/comments/concerns asked of **Mr. Warren:** *Responses in Italics*

- Sites 4 and 5, I didn't know they would be close to residential structures. *yes, Multi-family residential area 1000 ft North of sites 4&5. Currently it's a working sandpit.*
- Is this going to be like the NW treatment plant? Any odor? *Odor, no this is a very modern odor control center. Off gases from treatment will be caught. It is better to serve development instead of transporting sewage across town.*
- Which site has clean rubble? *Kingsbury site area was used for demolition not excavation.*
- Who will have control over the area? *the City and all sites would be controlled by the general fund.*
- Site 6 located near the freeway, lots of trees near freeway. I see a lot of good in site 6. Modest visibility but I don't like the use near the river.

Bob Aldrich from Orchard Park neighborhood and Park Board representative said the Park Board voted for site 6. I don't know how this will affect your vote but there could be some changes in the future.

Lori from the Moorings asked isn't this premature to be discussing? **Warren** responded we need to discuss at least 10 yrs. in advance

Inquiry about using a pump station wouldn't that be better? *No, a pump station needs to go in anyway and the one near 37th and Broadway will need to be expanded.*

At the public meeting, a map was presented of Kingsbury showing 4-5 lakes and a park facility. *Both Kingsbury sites are multipurpose including office, commercial and residential.*

- I thought the landfill would be used for recreational purpose? *yes, post closure of C & D landfill.*

Council Member Fearey asked if the landfill is being used as C& D landfill now? *yes*

Member Carr asked what C&D means? *Construction and Demolition.*

- Site #4 has direct access off of Hoover Road and is in the NW corner of parkland area. this is will bring river frontage valuable

*******Action Taken:** District VI Advisory Board recommends approval to City Council of Site 4 to provide for a sewage treatment plant for the north area. (**Foster/Matney 8-1 Rumsey**)

9. **North Area Sewer; bounded by I-235 on the South, 61st Street North on the north, little Arkansas River on the east and west Street on the west**

Don Kirkland, Water/Sewer stating this sewer project was going into an area where there are a number of failing septic systems and concerns of polluting the Arkansas River due to the close proximity of private lateral lines. This was presented to DAB VI for review in 2003. The project includes replacing the existing sanitary sewer lift station at 4601 N. Meridian. The lift station will be larger, above ground and located in the area of the existing station.

Staff from MKEC Company gave the DAB members a written/map description and explanation including a timeline of the proposed project. The project design should be complete by summer 2005.

The following are concerns from area neighbors:

Brad Bachman stated he owns the property this will go on. there will be a 60 x 60 ft building 25 ft high housing the lift station. the site is located at the south end of the Moorings and near Bachman's office.

MKEC wants the building to have the least impact stating there is another sewer lift station at I-135th & 21st and also one in Plainview. We know there are concerns about screening. We will look at something to integrate into the neighborhood but we are not at this stage yet. We will ask for neighborhood input.

One resident complained this will affect the aesthetics between Moorings & Harbor Isle by emitting odor into the neighborhood. We have no guarantee on odor.

Lou Smith, Moorings said he only became aware of this project, this past weekend and is curious if there was a study done to place the lift station underground.

Member Foster said if this is developed at a commercial site there would be offices around three sides except to the east. **Smith** asked **Foster** would you want this building located next to you. **Foster** asked if there were any complaints of the existing plant now? *No.*

Member Willis asked **Smith** if he had looked at pump or lift stations around town? **Smith** responded *No.* **Willis** continued we have a small drainage pond we have changed into a recreation area and we have a lift station and have had no problem with it.

Tom Criswell, Moorings asked if there was another site to be looked at? Response from *MKEC was we could evaluate but any alternatives will cost and we won't know about optimum service. this isn't the only location but the most optimal due to service their now. The structure is there for safety and the pump will be underground. The generator will be housed in a control system including for odor. The building is large due to all the equipment being sizeable. The building will be compatible to the area.*

Barry Davis-1600 Jeanette near 15th & Jeanette lives right next door to a lift station stated he doesn't have a problem with it. I highly recommend nothing underground. **Member Carr**

asked about a pump station in a two-story house. **David Warren** said yes that is near 21st and Webb road. It is a water pumping station. We will place a lift station building that looks like the area it is in. **Member Foster** asked if the neighbors could review the design when ready for the building. **Warren** said yes they can review. **Member Carr** said would the residents from Moorings return to DAB and let us know about the review at a later date? Response was yes, they could do that. **Member Matney** said this process is not a fast moving train. She has been watching a similar project in her neighborhood since 2003.

*******Action Taken:** motion to recommend approval of the project including the Water/Sewer Department work with the neighbor and return to DAB at a later date. (**Bradley/Daemen 9-0**)

Board Agenda

10. Problem Properties

- Tobacco shop – 3357 N. Amidon has two new tractor-trailers outside the N Fence.

Council Member Fearey said the Tobacco Shop owner has been contacted along with Greg Ferris to see what they plan on doing. A possible UCC will be issued for illegal storage. Ferris has agreed to push the effort to get the problem resolved.

11. Neighborhood Reports

- **Riverside Citizens Association:** Will have a presentation from Liberty Juvenile Services & North High at their next meeting
- **El Pueblo NA** meets March 8th at the Evergreen Library 25th and Arkansas
- **Indian Hills-Speaker** from Children's Home at 7 p.m. on March 8th and at the April meeting they will have Johnson's Garden Center
- **Benjamin Hills NA** -Candidate forum on March-17 at 6:30 p.m.

With no further business to discuss, the meeting adjourned at 9:35 p.m.

Guest

Berle Willis	3834 Woodrow
Bob Aldrich	1013 Compton Orchard
Lynn Tablock	1613 Hood 67203
Grant Grudrea	140 N. Bluff 67208
Connie Dillon	721 N. Kessler
Jerry Prichard	1607 N. Clarence Indian Hills- Riverbend N.A
Don Kimble	3122 N Cypress
Dan Ochs	1717 W 33 rd
Sarah Unruh	MKEC Engineering Consultants
Christine Eberle	1814 Joann Wichita, KS NW Big River NA
Tom Purcee	4821 Cobblestone Ct Moorings tpurcell@cox.net
Joe Rodriguez	825 E. Douglas jrodriguez@wichitaeagle.com
Kurt Bachman	5025 Harbor side Ct. Moorings kurt@kurtbachman.com
Brian & Vicki Hickman	2815 Key West Ct. Moorings
Leonard & Leslie Hicks	2230 Cardinal Dr. 67204
Lou Smith	2812 Driftwood 67204